



GRASSROOTS
REALTY GROUP

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172 Harvest Gold Heights NE
Calgary, Alberta

MLS # A2351176

\$475,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,127 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Location, location, location! Nestled on a quiet, family-friendly street directly across from a playground and just a 5-minute walk to a K-9 school, this solid two-storey home offers the perfect foundation for your family's future. Loved and meticulously maintained by the same owner for the past 20 years, this extremely clean 3-bedroom property is ready for you to move right in and put your personal stamp on it over time. The bright layout features a south-facing backyard that floods the home with natural light. Downstairs, the wide-open basement is a blank canvas waiting for your development ideas. Poly-B plumbing is present, but with an open basement ceiling, future replacement is straightforward. The property is being sold with transparency in mind: the roof shingles are approximately 12 years old, the hot water tank is 10 years old, and the furnace and sliding doors are original but functional. If you have been waiting for an affordable property with incredible bones and unbeatable location value to make your own, this is the one! Floor plan and RPR are available in supplements.